



# Selling with us

## Property Details Approval Form

109 Aberporth Road,  
Cardiff, South Glamorgan,  
Wales, CF14 2PQ

**Date:** 30 April 2026

**Property Ref and Version:** WHI305332 - 0001

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## Price

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£300,000

Tenure: Freehold

## Key Features

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- Chain Free
- Three Bedrooms
- Great Location
- Two Reception Rooms
- Modern Kitchen with Utility Area
- Garden
- Close to Amenities
- EPC Rating: C

## Short Description

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This immaculately presented three-bedroom house that offers modern decor and a beautiful rear garden with outside storage is offered to the market with no onward chain. Perfect for a first time buyer or growing family. Within easy reach of local amenities including shops, schools and transport links.

## Long Description

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Situated in the highly sought-after location of Aberporth Road, this beautifully presented three-bedroom mid-terraced home is offered for sale with no onward chain, making it an ideal choice for first-time buyers, families, or investors alike.

Conveniently located close to well-regarded schools, local shops, and excellent transport links, the property offers both comfort and practicality. Inside, the home is tastefully maintained, providing a welcoming and move-in-ready living space throughout.

To the rear, you'll find a lovely private garden—perfect for relaxing or entertaining—along with ample outdoor storage solutions, adding to the home's functionality.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

## Directions

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## Agent Note

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## Room Description

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## Room Description

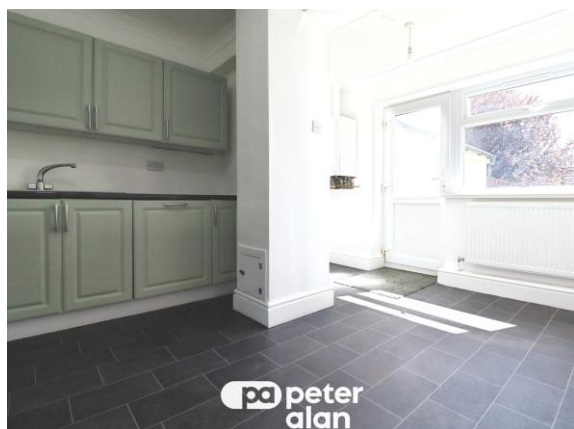
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## Property Images

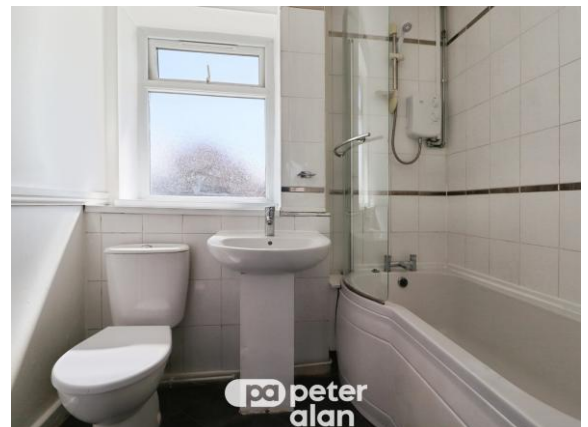


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## Property Images



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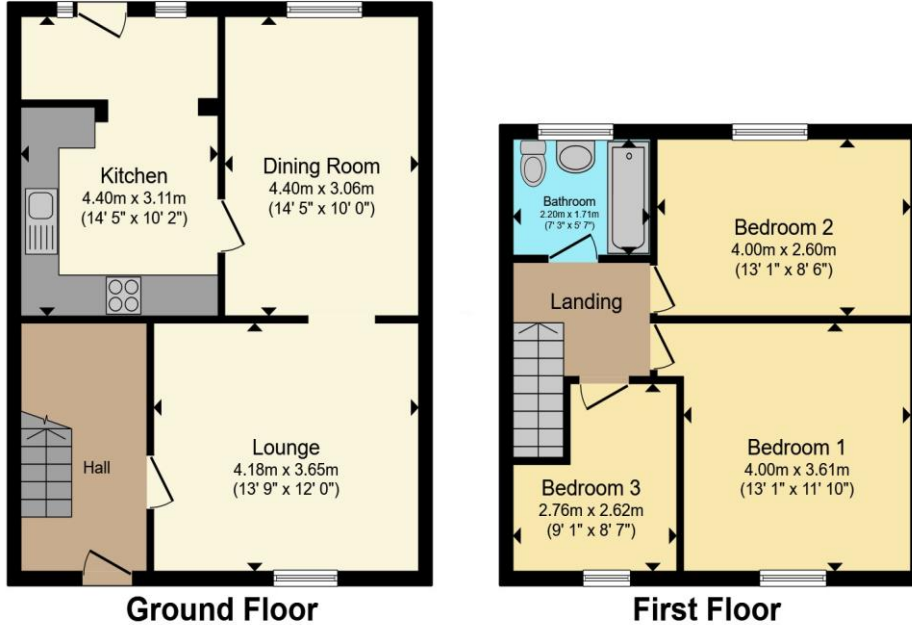
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## Floor Plan



Total floor area 90.9 m<sup>2</sup> (979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Approval

Signature

Date

	Signature	Date
<b>Julie Jeffries</b>		
<b>Mr I. Betty</b>		